

**Supplemental
Environmental Assessment
for Private Public Venture VII (CP7)
Military Family Housing
Marine Corps Base Camp Pendleton
San Diego County, California**



**Marine Corps Base Camp Pendleton, California
June 2015**

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**SUPPLEMENTAL ENVIRONMENTAL ASSESSMENT FOR PRIVATE PUBLIC VENTURE VII
(CP7) MILITARY FAMILY HOUSING MARINE CORPS BASE CAMP PENDLETON,
CALIFORNIA**

ABSTRACT

Lead Agency: U.S. Marine Corps.

Title of Proposed Action: Supplemental Environmental Assessment for Private Public Venture VII (CP7) Military Family Housing Marine Corps Base Camp Pendleton San Diego County, California

Designation: Supplemental Environmental Assessment

The United States Marine Corps (USMC) has prepared this Supplemental Environmental Assessment (SEA) in accordance with the National Environmental Policy Act (NEPA) of 1969, 42 United States Code §§ 4321-4370h, as implemented by the Council on Environmental Quality regulations, 40 Code of Federal Regulations Parts 1500-1508, and Marine Corps Order (MCO) P5090.2A, Change 3, Chapter 12, dated 26 August 2013, Environmental Compliance and Protection Manual, which establishes procedures for implementing NEPA. The Proposed Action would amend and supplement the June 2010 Environmental Assessment (EA) for implementing Military Family Housing (MFH) Private Public Venture (PPV) (CP7) on Marine Corps Base (MCB), Camp Pendleton. The Proposed Action proposes construction of 250 MFH units via a PPV project.

This SEA describes the potential environmental consequences resulting from the Proposed Action Alternative 1 and No Action Alternative that tiers off the MFH PPV (CP7) EA dated June 2011 and incorporates by reference the MFH PPV Phase VI EA dated September 2009.

Prepared By: U.S Marine Corps

Point of Contact: Director, Environmental Security
Attn: Mark W. Anderson, Project Manager
Marine Corps Base, Bldg. 22165
Camp Pendleton, California 92055-5008

Email: mark.w.anderson4@usmc.mil
Telephone (760) 725-9736

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1. Purpose and Need

1.1 Introduction

The USMC has prepared this SEA in accordance with the NEPA of 1969; 42 United States Code (U.S.C.) §§ 4321-4370h, as implemented by the Council on Environmental Quality (CEQ) regulations; 40 Code of Federal Regulations (CFR) Parts 1500-1508; and Marine Corps Order (MCO) P5090.2A, Change 3, Chapter 12, dated 26 August 2013, *Environmental Compliance and Protection Manual*, which establishes procedures for implementing NEPA.

This SEA describes the potential environmental consequences resulting from the Proposed Action and the No Action Alternative. Impacts are not expected to differ from those analyzed in either the June 2011 MFH PPV (CP7) EA, from which this SEA tiers off, and the September 2009 MFH PPV Phase VI EA, which is hereby incorporated by reference.

1.2 Background

The USMC prepared a Final EA in 2009 for MFH PPV Phase VI that analyzed two alternatives to construct MFH: Alternative I of 138 housing units and Alternative II of 186 housing units. A Finding of No Significant Impact (FONSI) was signed on 22 September 2009, selecting Alternative I because part of the site was still being cleaned up for contaminated soil from agricultural herbicides. Those MFH units have been constructed. As remediation efforts progressed in the Alternative II site, an additional 10 housing units were subsequently approved in a Continuing Environmental Review Statement on 13 July 2010.

In January 2010 the USMC completed a second EA, MFH PPV (CP7) which analyzed two alternatives to construct MFH: Alternative I of 216 housing units and Alternative II of 351 housing units. A FONSI was signed in June 2010 selecting Alternative I. However, these MFH units have not have been constructed.

The entire area designated for the housing units, that contained pesticides in soil, has been cleaned-up to a level that eliminates future restricted use and is safe for residential land use. Extensive testing and analysis confirms that the pesticides no longer pose an unacceptable health risk for housing occupants as documented in the Regional Water Quality Control Board letters dated 10 March 2011 and 13 April 2012.

In December 2014, the availability of funding has made construction of 250 MFH units possible on the sites analyzed in the MFH PPV Phase VI and MFH EA PPV (CP7). These additions do not exceed, and are consistent with, the previous findings and would not result in any unassessed impacts

1.3 Project Location

The Proposed Action would occur at MCB Camp Pendleton, the USMC's major amphibious training center for the West Coast. MCB Camp Pendleton is a 200-square mile (518-square kilometer [km]) area located primarily within the northern portion of San Diego County, 40 miles (64 km) north of downtown San Diego. The Orange County line is contiguous with the northwest boundary of MCB Camp Pendleton; Riverside County is to the north but not adjacent to the boundary of MCB Camp Pendleton. The City of San Clemente and the Cleveland

National Forest border MCB Camp Pendleton to the north and east, with the community of Fallbrook and the Naval Weapons Station–Seal Beach/Fallbrook Detachment to the east, and the City of Oceanside to the south. Regional access to MCB Camp Pendleton is provided by Interstate 5 (I-5) from the west, Interstate 15 (I-15) from the east, and State Route 76 (SR-76) from the south. The Proposed Action would be located on vacant land, formerly used for agricultural purposes, adjacent to the existing Stuart Mesa Housing. The vacant land is referred to as the former Stuart Mesa agricultural field.

1.4 Purpose of and Need for the Proposed Action

The purpose of the Proposed Action is to:

- Continue implementation of the PPV housing program at MCB Camp Pendleton, as authorized by the Military Housing Privatization Initiative (MHPI);
- Provide adequate, affordable MFH units for MCB Camp Pendleton enlisted personnel and their families, in accordance with Office of the Secretary of Defense and DOD standards;
- Positively enhance combat readiness and mission capabilities; and,
- Provide a MFH product through a mechanism (such as PPV) that can efficiently accommodate future renovations, upgrades, and American with Disabilities Act compliance, extending the life cycle of the MFH.

The Proposed Action is needed to substantially reduce the existing MFH shortfall by providing additional affordable housing for service members and their families. The Proposed Action does not address the entire deficit of housing at MCB Camp Pendleton, but would decrease the gap between demand and supply. In the market area, an estimated 16.7 percent of the rental stock is unacceptable in quality by USMC standards according to a DOD study entitled "Housing Requirements Determination Process Policy Guidance" (DOD 2003). This study considers the housing needs and assets of MCB Camp Pendleton personnel separately from the requirements of other military units or detachments in or near the market area. The housing needs of such personnel are treated in the same way as the regional civilian needs as part of the baseline community housing demand.

The availability of additional, suitable, affordable housing for military personnel and their families would be a positive contribution to the quality of life of those eligible for the housing. The improved quality of life, and potential improvement in morale, job satisfaction, and subsequent retention, would ultimately have a direct, positive impact on combat readiness and mission capabilities. Therefore, the provision of MFH would support the mission of MCB Camp Pendleton.

The purpose of the Proposed Action is the development of up to approximately 88 acres (ac) of former agricultural land and the construction, operation, and maintenance of up to 250 MFH units and supporting infrastructure. The PPV arrangement would involve the Government leasing the land that would be the site of the development to a PPV entity, pursuant to a Ground Lease. The Government would retain ownership of the leased land, and unless otherwise noted, the PPV and the Government would be subject to applicable environmental statutes and regulations.

1.5 Scope of Environmental Review

This SEA tiers off the June 2011 MFH PPV (CP7) EA and incorporates by reference the September 2009 MFH PPV Phase VI EA. MCB Camp Pendleton has determined that this SEA does not require any additional analysis for potential impacts to human health and environment.

2. Description of the Proposed Action and Alternatives

This section describes the Proposed Action and the No Action Alternative.

2.1 Proposed Action (Alternative One)

Alternative 1 includes leasing land for the construction, operation, and maintenance of 250 MFH units. The site design for the proposed residential housing would consist of multi-family residential three- and four bedroom units. Utility connections for potable water, sewer, and electrical services are all part of the Proposed Action. In addition, the Proposed Action includes updated storm water measures, a temporary construction office location, and a temporary construction laydown area. Site improvements would include paved roads and parking; curbs and gutters; sidewalks; landscaping and irrigation; and pedestrian and bicycling features, recreation amenities, and utility connections.

All construction would meet federal, state, and local code requirements. These include, but are not limited to:

- Department of Defense (DOD) Unified Facilities Criteria (UFC);
- Camp Pendleton Requirements (CPR) dated Dec 2014;
- California State Water Resource Control Board (SWRCB) Water Quality Order No. 2013-0001-DWQ, National Pollution Discharge Elimination System (NPDES) General Permit No. CAS000004, "Waste Discharge Requirements (WDRs) for Storm Water Discharges from Small Municipal Separate Storm Sewer Systems (MS4s)"
- Energy Independence and Security Act (EISA) of 2007, Section 438, "Storm water Runoff Management"
- Americans with Disabilities Act;
- Anti-Terrorism/Force Protection Guidelines; and
- all other applicable regulatory requirements (e.g., Clean Air Act, Clean Water Act, Endangered Species Act, etc.).

Figure 1-1. Site Plan for Proposed MFH PPV CP7, MCB Camp Pendleton

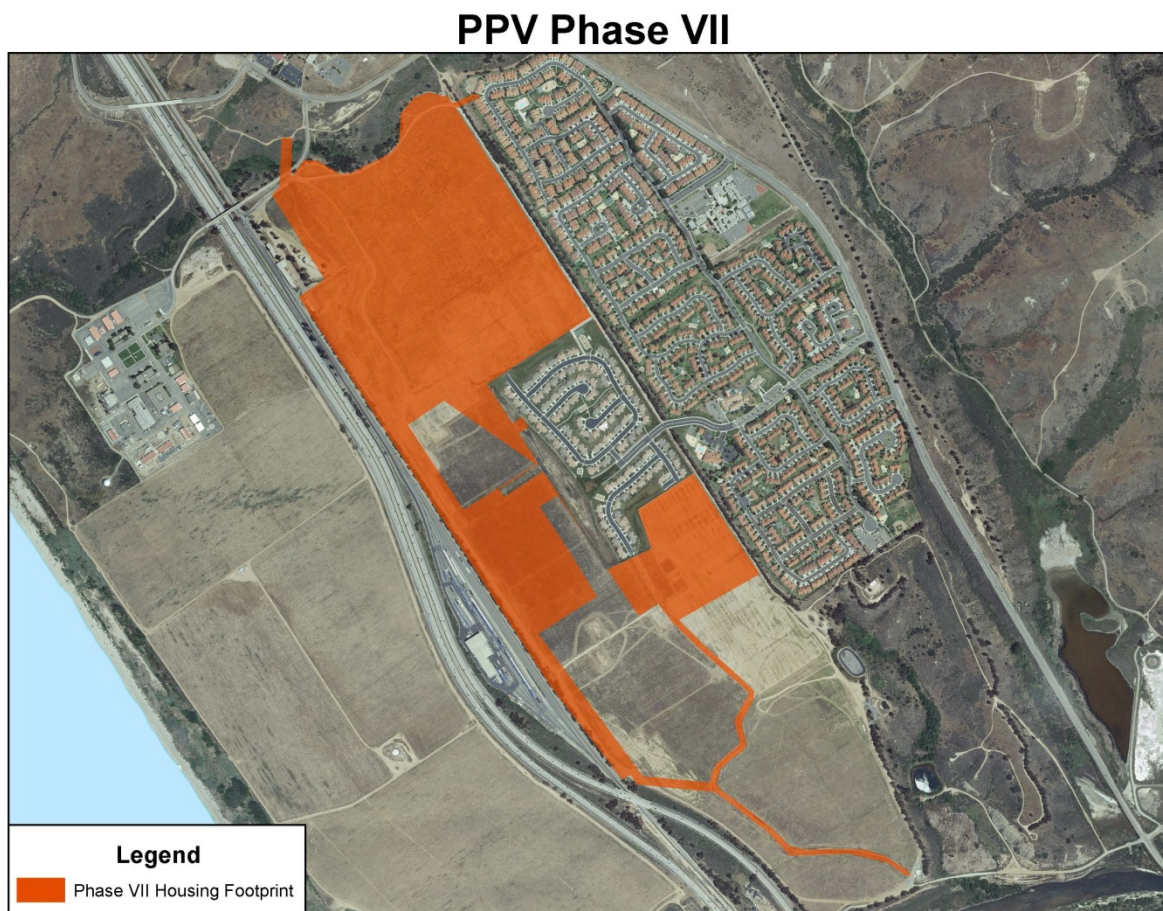


Figure 1.1

2.2 No Action Alternative

No action means that the proposed construction would not occur, neither would there be resulting environmental effects from taking no action. However, the No-Action Alternative does not meet the purpose of and need for the Proposed Action.

2.3 Preferred Alternative

The USMC has identified Alternative 1 as the Preferred Alternative for constructing MFH at the former Stuart Mesa agricultural field.

3. Affected Environment and Environmental Consequences

3.1 Introduction

This chapter describes the conditions of the existing environment and environmental consequences in and around MCB Camp Pendleton for resources potentially affected by implementation of the Proposed Action or alternatives discussed in Chapter 2. Information presented in this chapter represents baseline conditions against which the Proposed Action and alternatives are evaluated to identify potential impacts.

3.2 Geology and Soils

The site has recently been disturbed in the dig and hauls from a pesticide cleanup effort. Alternative 1 would involve minimal landform alterations in the center portion of the site where housing and other structures would be located and to also accommodate storm water management measures. Soil will be either excavated on site or brought from off base to be used as fill or backfill on-site during the grading/construction phase to support underground utilities.

3.3 Water Resources

Proposed MFH project storm water system would be designed to comply with 2014 requirements. Implementation of Low Impact Development (LID) and modern storm water design would ensure proper management of flood flows and protect the water quality of downstream surface waters. Water quality impacts would not be significant.

3.4 Biological Resources

No sensitive biological resources are present in the next phase footprint, and no significant impacts would occur to sensitive biological resources during either construction or operation of the proposed action. The U.S. Fish and Wildlife Service previously concurred with the Base's determination that implementation of the action is not likely to adversely affect federally listed species, provided that the action's special conservation and construction measures are implemented. This SEA incorporates the special conservation and construction measures from the MFH PPV (CP7) and MFH PPV Phase VI EAs.

3.5 Air Quality

The MFH PPV (CP7) and MFH PPV Phase VI EAs determined that the MFH will not result in significant impacts to air quality. Because there are no new footprint expansions and an air quality emissions analysis was completed previously as a part of the two EAs, no new air quality emissions calculations are warranted and therefore their Record of Non-Applicability (RONA) still applies. It conforms to the State Implementation Plan in accordance with the General Conformity Rule of the Federal Clean Air Act.

3.6 Noise

The MFH PPV (CP7) and MFH PPV Phase VI EAs determined that because of the temporary, intermittent nature of construction, noise impacts would not be significant. Traffic noise would not affect Stuart Mesa at a significant level after construction, and traffic generated by the next phase would not result in an unacceptable increase for ambient noise.

3.7 Cultural Resources

No cultural resources are present on the site, and the State Historic Preservation Officer previously concurred that no impacts to cultural resources would occur from implementation of the proposal as per the MFH PPV (CP7) and MFH PPV Phase VI EAs.

3.8 Public Health and Safety

Alternative 1 would be constructed on vacant land formerly used for agricultural purposes where pesticides had historically been applied. The DoN has conducted extensive studies, including a Human Health Risk Assessment, and has implemented a remedial action approved by the Regional Water Quality Control Board to ensure that pesticide residues are below actionable levels for human health risk within the area where housing would be constructed and occupied.

3.9 Traffic and Transportation

The MFH PPV (CP7) and MFH PPV Phase VI EAs determined that traffic from new housing, when added to other traffic on the roadway system, would not significantly worsen traffic conditions on roadways that are designated for improvements under separate actions which would occur before this project's opening year.

3.10 Utilities

Under Alternative 1, a sewer line connection is planned that would join the CP7 sewer system to the Camp Pendleton Phase VI sewer system, located at the south of the former agricultural field. This connection is necessary to accommodate CP7 sewage output and to ensure proper gravity flow. Other water and electrical utility connections for Alternative 1 would utilize the adjacent housing area connections, or the connections associated with MCB CAMPEN Phase VI.

3.11 Public Services

The Oceanside Unified School District was consulted in MFH PPV (CP7) and MFH PPV Phase VI EAs and it was determined that capacity is available to accommodate the increase in students that would likely result from project implementation. No subsequent changes have occurred to affect anticipated student demographics.

3.12 Aesthetics/Visual Resource

The California Coastal Commission previously concurred with the Base's Negative Determination that the proposal would not impact coastal resources, including visual resources, per the MFH PPV (CP7) and MFH PPV Phase VI EAs.

3.13 Land Use

While conversion of former agricultural lands (prime farmland) would occur as a result of Alternative 1, lands on MCB Camp Pendleton are exempt as identified in the Farmland Protection Policy Act Section 1547(b), as noted in 7 CFR 658(b) (citing USC 4208(b)).

3.14 Socioeconomics and Environmental Justice

The MFH PPV (CP7) and MFH PPV Phase VI EAs determined that there would not be any adverse human health or environmental effects from the selected alternative on minority or low-income populations. Nor would there be any impacts associated with the protection of children from environmental health and safety risks

3.15 Special Conservation Measures

MCB Camp Pendleton and the PPV entity would incorporate the Special Conservation Measures (SCMs) delineated in the June 2011 MFH PPV (CP7) and the September 2009 MFH PPV Phase VI EAs.

3.16 Mitigation

No mitigation measures are necessary to avoid impacts; none are proposed.

4. Cumulative Effects

For the purposes of this analysis, the temporal span of consideration is the period associated with the Proposed Action (e.g., construction through 2015). The spatial area of consideration for potential cumulative effects varies by resource area. This cumulative effects analysis focuses on projects within the boundaries of MCB Camp Pendleton and projects in the vicinity of MCB Camp Pendleton that affect common resources.

The June 2011 MFH PPV (CP7) and the September 2009 MFH PPV Phase VI EAs have evaluated the past, present, and reasonably foreseeable projects that could interact directly or indirectly with the alternatives. Implementation of the proposed MFH project, in conjunction with the previously identified projects, would result in less than significant cumulative impacts. An EA is being prepared for a photovoltaic solar facility on land adjacent to the MFH site, which is not anticipated to have any significant impacts cumulative to the planned MFH project.

5. List of Preparers

This SEA was prepared by MCB Camp Pendleton Environmental Security. Members of the U.S. Marine Corps staff responsible for the preparation of the document are listed as follows:

MCB Camp Pendleton Environmental Security Staff

Dean F. Levi, Environmental Conservation Division Head

M.A Environmental Studies

Years of Experience: 13

Mark W. Anderson, Natural Resource Specialist

B.A. Geography

Years of Experience: 22

6. References

- CA Coastal Commission Negative Determination ND-060-08 dtd 2 February 2009
- CA Regional Water Quality Control Board letter dtd 10 March 2011
- CA Regional Water Quality Control Board letter dtd 13 April 2012
- MCBCP MFH PPV Phase VI USFWS Consultation dtd 13 August 2009
- MCBCP Environmental Assessment for MFH PPV Phase VI dtd September 2009.
- MCBCP MFH PPV Phase VI Record of Non-Applicability (RONA) dtd 9 September 2009
- MCBCP Continuing Environmental Review Statement (CERS) for MFH dtd 13 July 2010.
- MCBCP MFH PPV (CP7) USFWS Informal Consultation dtd 2 February 2011
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- MCBCP 2012a. MCBCP. 2012. *Basewide Traffic Engineering and Safety Study*. February 2012.
- MCBCP MFH Request for Environmental Impact Review (boundary revision), February 2015
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- MCBCP MFH Request for Environmental Impact Review (laydown relocation), February 2015
- MCBCP MFH Request for Environmental Impact Review (SDG&E realignment), February 2015

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